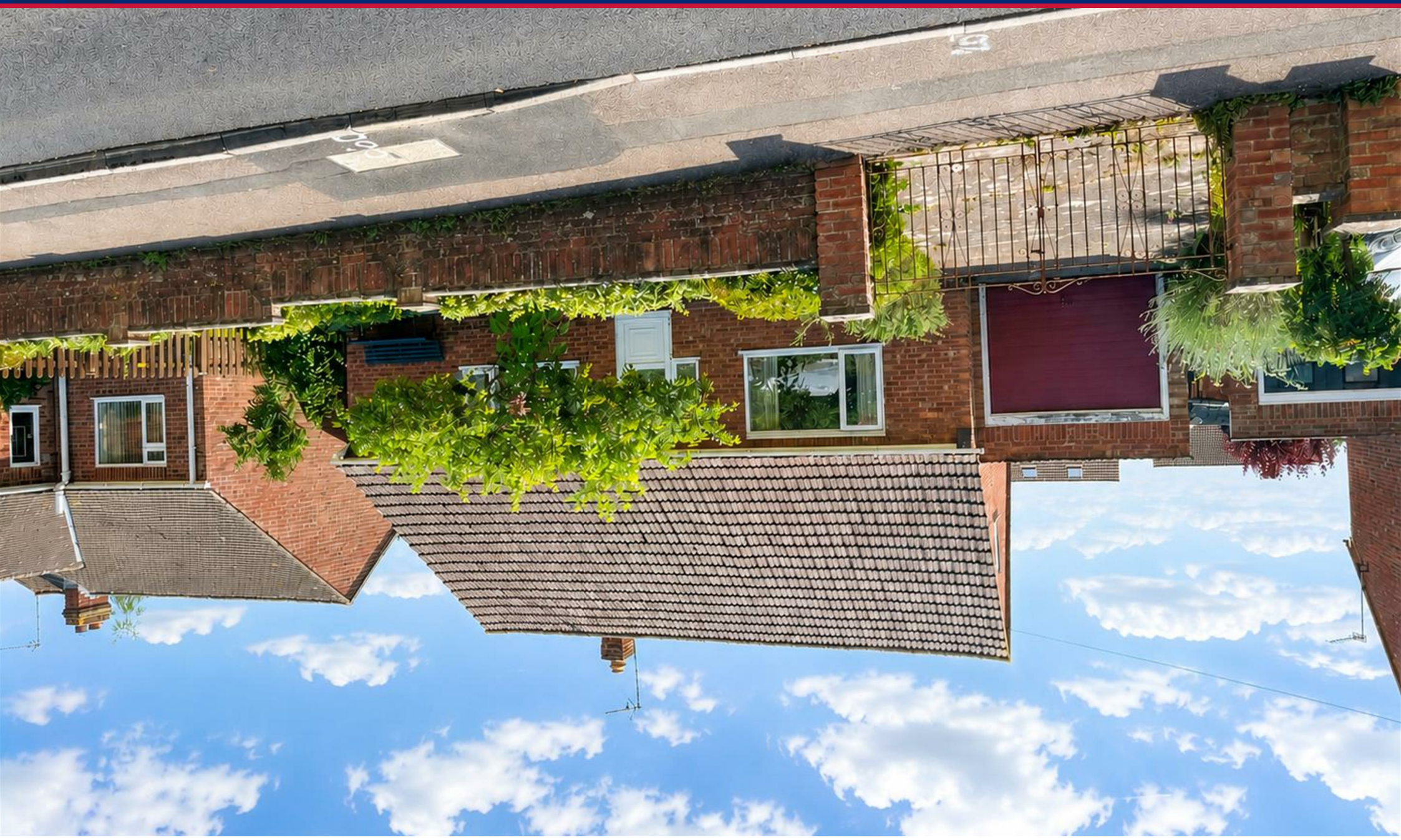
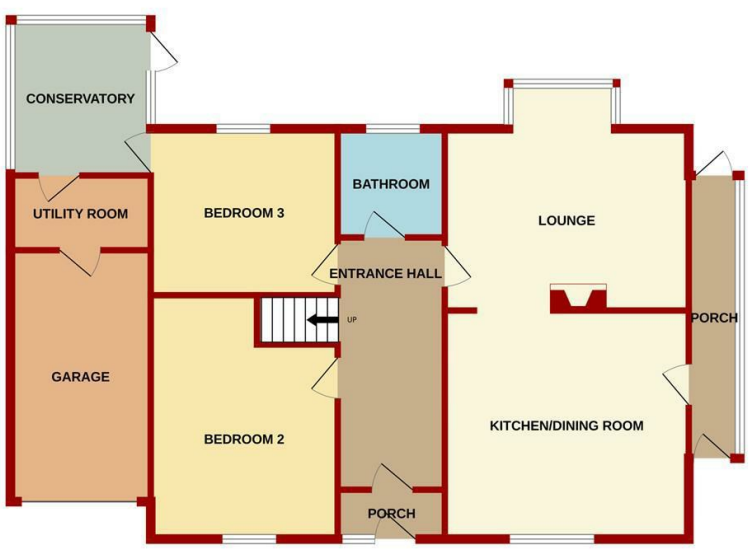
Daleja, Glebe Road
Newent GL18 1BS

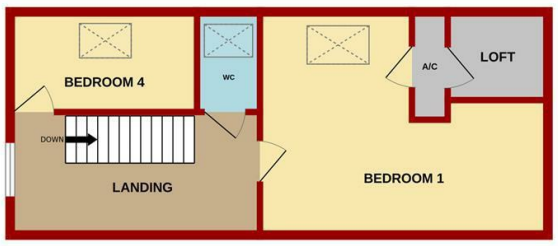
STEVE GOOCH
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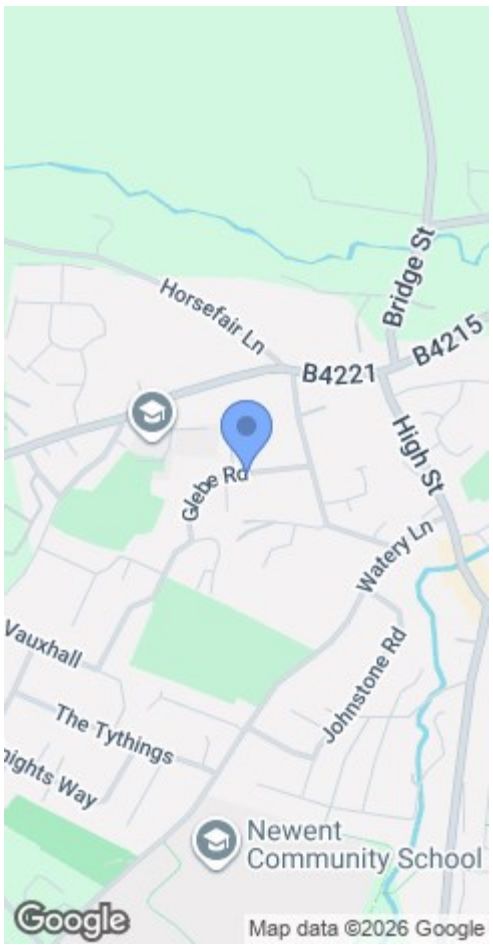
GROUND FLOOR
1154 sq.ft. (107.2 sq.m.) approx.

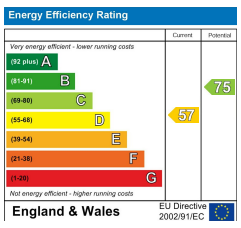


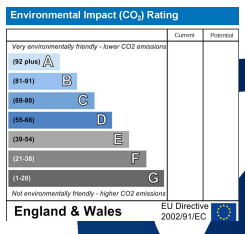
1ST FLOOR
453 sq.ft. (42.1 sq.m.) approx.



TOTAL FLOOR AREA : 1607 sq.ft. (149.3 sq.m.) approx.
Measurements are approximate. Not to scale. Illustrative purposes only
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MISREPRESENTATION DISCLAIMER
All reasonable steps have been taken with the preparation of these particulars but complete accuracy cannot be guaranteed. If there is any point which is of particular importance to you, please obtain professional confirmation. Alternatively, where possible we will be pleased to check the information for you. These particulars do not constitute a contract or part of a contract. All measurements quoted are approximate. The fixtures, fittings and appliances have not been tested and therefore no guarantee can be given that they are in working order. Any drawings, sketches or plans are provided for illustrative purposes only and are not to scale. All photographs are reproduced for general information and it cannot be inferred that any items shown are included in the sale.

Guide Price £350,000

A SPACIOUS and INDIVIDUAL FOUR BEDROOM DETACHED CHALET BUNGALOW offering MUCH POTENTIAL in a POPULAR CENTRAL LOCATION, with SOUTH FACING GARDEN, GARAGE and OFF ROAD PARKING, all being offered with NO ONWARD CHAIN.

Newent itself offers a range of shops, supermarkets, a primary and secondary school, churches of various denominations, health, sports and community centres and library. Sporting and leisure facilities within the area include a choice of golf clubs, various forms of shooting and fishing, a dry ski slope, and active sporting teams such as football, rugby and cricket.

The bustling cathedral city of Gloucester is approximately 10 miles distance and the Cheltenham Spa town (the home of the Cheltenham Festival and Gold Cup) approximately 17 miles distance for more comprehensive facilities. The historic market towns of Ross-on-Wye, Ledbury and Monmouth are all within easy driving distance and the idyllic and picturesque villages within The Cotswolds are also a must to explore!

With a choice of many countryside walks including the renowned May Hill and The Malvern Hills, and the Forest of Dean with its sprawling woodlands and outdoor activities, the River Wye with all its water activities, all too within easy driving distance, the property is ideally situated and caters for all.

There are a wide choice of schools available with local primary and secondary schools in Newent and independent schools in Malvern, Monmouth, Cheltenham and Gloucester.

Access can be gained to the M50 motorway (junction 3) approximately 3.5 miles away. The M50 connects you to the M5 motorway linking Midlands, North and South. The M50 takes you to Wales, Monmouth and Cardiff. Train Stations with access to all major cities including London can be found at Ledbury and Gloucester.















Enter the property via UPVC double glazed front door into:

ENTRANCE PORCH
Through further glazed wooden door into:

ENTRANCE HALL
Single radiator, stairs leading off, coved ceiling.

LOUNGE
15'0 x 14'0 into bay (4.57m x 4.27m into bay)

Stone fireplace with inset cast iron solid fuel fire, two double radiators, coved ceiling, TV point, rear aspect double opening French doors and side windows out to the gardens. Opening through to:

KITCHEN / DINING ROOM
15'0 x 14'0 (4.57m x 4.27m)

Modern kitchen comprising of a range of base and wall mounted units with laminated worktops and tiled splashbacks, one and a half bowl stainless steel sink unit with mixer tap, electric cooker point, integrated under counter fridge, low-level island, double radiator, telephone point, front and side aspect windows. Half glazed UPVC door to:

SIDE PORCH
17'2 x 3'0 (5.23m x 0.91m)

Front and back UPVC double glazed doors to front and gardens, poly carbonate roof, side aspect frosted windows. Glazed wooden internal door.

BEDROOM 2
14'6 x 11'6 (4.42m x 3.51m)

Range of fitted bedroom furniture comprising 'his' and 'hers' double wardrobes, chest of drawers and dressing area, double radiator, front aspect window.

BEDROOM 3
11'8 x 10'1 (3.56m x 3.07m)

Double radiator, rear aspect window, UPVC double glazed door into:

CONSERVATORY
9'7 x 8'6 (2.92m x 2.59m)

UPVC double glazed construction with blue polycarbonate roof, tiled flooring, power points, side door to the garden. Door to:

UTILITY
8'5 x 4'4 (2.57m x 1.32m)

Plumbing for washing machine, space for tumble dryer and further appliance, side aspect window. Personal door to:

GARAGE
15'4 x 8'6 (4.67m x 2.59m)

Accessed via up and over door to the front, power and lighting, Ideal gas-fired boiler.

BATHROOM
6'8 x 6'8 (2.03m x 2.03m)

Tiled enamel bath with Mira Spring electric shower over, wall mounted wash hand basin, WC, double radiator, tiled splashbacks, extractor fan, wall light fittings, rear aspect frosted window.

FROM THE ENTRANCE HALL, STAIRS LEAD TO THE FIRST FLOOR.

LANDING
Electric radiator, side aspect window.

MASTER BEDROOM
17'8 x 13'8 max (5.38m x 4.17m max)

This room offers potential to split or add an en-suite, if required. There is also a door into an airing cupboard and loft space with double and single radiator. Rear aspect Velux roof light.

BEDROOM 4
10'2 x 6'2 (3.10m x 1.88m)

Single radiator, rear aspect Velux roof light.

CLOAKROOM
6'1 x 3'2 (1.85m x 0.97m)

WC, sink, single radiator, rear aspect Velux roof light.

OUTSIDE
To the front of the property, there is a generous garden area enclosed by low-level brick walling and picket fencing with wrought iron double gated access to the driveway which leads to the garage. A pathway leads to the front of the bungalow, the front door and side porch. The front garden has been landscaped to provide a central lawn area with sweeping planted borders and there is an outside tap. A pedestrian gate and pathway leads to the side porch. The side porch and pathway continues to the south facing rear gardens where there are beautiful mature gardens measuring approximately 60' x 50' with block paved patio seating area, large lawn with mature borders surrounding planted with a lovely array of flowers, trees, shrubs and bushes, outside lighting, water tap, wooden build garden shed, all enclosed by wood panel fencing and walling.

SERVICES
Mains water, drainage, electricity and gas.

MOBILE PHONE COVERAGE / BROADBAND AVAILABILITY
It is down to each individual purchaser to make their own enquiries. However, we have provided a useful link via Rightmove and Zoopla to assist you with the latest information. In Rightmove, this information can be found under the brochures section, see "Property and Area Information" link. In Zoopla, this information can be found via the Additional Links section, see "Property and Area Information" link.

WATER RATES
Severn Trent - to be confirmed.

LOCAL AUTHORITY
Council Tax Band: D
Forest of Dean District Council, Council Offices, High Street, Coleford, Glos. GL16 8HG.

TENURE
Freehold.

VIEWING
Strictly through the Owners Selling Agent, Steve Gooch, who will be delighted to escort interested applicants to view if required. Office Opening Hours 8.30am - 7.00pm Monday to Friday, 9.00am - 5.30pm Saturday.

DIRECTIONS
From our Newent office, turn left into Watery Lane taking the next right into Holts Road. Follow the road round, taking the next left into Glebe Road where the property can be found on the left hand side.

PROPERTY SURVEYS
Qualified Chartered Surveyors (with over 20 years experience) available to undertake surveys (to include Mortgage Surveys/RICS Housebuyers Reports/Full Structural Surveys).

AWAITING VENDOR APPROVAL
These details are yet to be approved by the vendor. Please contact the office for verified details.